

18 November 2019

Our Reference: SYD19/01409/01  
Council Ref: DA-6/2018

The General Manager  
Liverpool City Council  
Locked Bag 7064  
LIVERPOOL BC NSW 1871

Attention: Maddison Spiteri

Dear Sir/Madam

**DEMOLITION OF EXISTING BUILDING AND STRUCTURES, EXCAVATION AND  
REMEDICATION OF THE SITE AND CONSTRUCTION OF A MIXED-USE DEVELOPMENT,  
77-79 BATHURST STREET, LIVERPOOL**

Reference is made to Council's referral dated 5 September 2019 regarding the abovementioned application which was referred to Roads and Maritime Services for comment in accordance with Schedule 3 of the State Environmental Planning Policy (Infrastructure) 2007.

Roads and Maritime has reviewed the submitted application and provides the following comments for consideration in determination of the application:

1. Roads and Maritime notes the network capacity at the Hume Highway and Memorial Avenue intersection is already constrained and that the additional uplift in this location will further reduce the level of service.
2. It is noted in the traffic generation numbers are very low for the proposed development. The proposed development will result in greater vehicular generation than estimated. This needs to be updated to show more realistic numbers. Council should be satisfied that the proposed development will not have a detrimental impact on the surrounding road network and that the proposed development is included in Council's Liverpool CBD Traffic Study and investigations being undertaken for alternative traffic pattern/routes within the Liverpool CBD.
3. Further, there is no assessment for Terminus Street – there appears to be distribution percentages but no modelling for vehicles accessing Terminus Street.

**Roads and Maritime Services**

4. Roads and Maritime notes the cycle times used are 100 seconds. Cycle times should be 140 seconds in the traffic modelling.
5. The submitted traffic assessment and modelling will need to be updated to include the above, and any other alternative traffic patterns/route within the Liverpool CBD being proposed in Council's investigations and the wider Liverpool Centre Traffic Study.
6. The SIDRA files should be submitted to Council for review.

Any enquiries on this application can be directed to Sandra Grimes on 02 9563 8651 or via email: [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely



**Pahee Rathan**  
**A/Senior Manager Land Use Assessment**  
**North West Precinct**